



Re: DRC2015-00055 THURSTON, South County E-Referral, MUP, San Luis Obispo

Michael Stoker to: Brandi Cummings
Cc: Cheryl Journey, Martin Mofield, Charles Moloney

11/13/2015 01:42 PM

Brandi,

Please find the buildings comments for drc2015-00055 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new guest house and detached garage and art studio. The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Construction shall comply with the 2013 California Residential Code.
- 2) Separate building permits will be required for the separate structures.
- 3) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
- 4) Provide a building tabulation on the cover sheet of the plans to clarify the floor area for the buildings, habitable space, etc.
- 5) Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
- 6) Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2013 California Electrical Code.
- 7) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the 2013 California Plumbing Code.
- 8) The wildland urban interface requirements will need to be clearly identified on the plans to verify compliance with CRC R327.
- 9) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
- 10) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
- 11) Fire sprinklers will be required for this project and will need to be submitted under a separate permit application. Provide plans showing the design and layout for the sprinkler system.

Thanks

Michael Stoker
Building Division Supervisor, CAsp
805.781.1543





CAL FIRE – SAN LUIS OBISPO FIRE SAFETY PLAN

Date: November 14, 2015



Project Number: DRC2015-00055
Project City: Rural San Luis Obispo

Project Location: 250 Cabrillo Lane
Cross Street: Hwy. 227 / Crestmont Drive

Owner Name: Gregory Thurston
City, State, Zip: San Luis Obispo, CA. 93401

Owner Address: 240 Cabrillo Lane
Owner Phone(s): (805)550-5885

Agent Name: n/a
City, State, Zip:

Agent Address:
Agent Phone(s):

Project Notes: Guesthouse and Art Studio/Garage project. All structures require fire sprinklers.

With mitigation, CAL FIRE/County Fire supports the proposed property line setbacks and the requested separation distance waiver.

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling **(805) 543-4244, extension #3490**.
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at www.calfireslo.org for more information.

This project is located approximately 4-5 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is **not** located in State Responsibility Area for wildland fires, and is **not** designated as a **Moderate** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following CHECKED standards are required:

- ☐ **SETBACK** 30-foot building setback from property line required for parcels 1 acre in size or larger
**Note: All setbacks are subject to S.L.O County Planning Department approval.
- ☒ **FIRE SPRINKLERS** A fire sprinkler system is required for this project per local Fire Code.
 - ☒ Fire alarm bell must be installed and working at final inspection (If required by NFPA 13D).
 - ☒ Mount spare heads & wrench box in garage or near riser. (1 of each type)
- ☐ **TANK** A water storage tank is required that gravity feeds a residential fire connection
 - ☐ gallons of **minimum** water storage is required for fire protection
 - ☐ **Note:** 2500 Gallon minimum. Structures within 50 feet of project are calculated as part of the tank capacity requirement. C-16 or FPE will calculate capacity of tank if project is sprinklered.
 - ☐ Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
 - ☐ Automatic Fill, Sight Gauge & Venting System required
 - ☐ Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe
 - ☐ System must gravity drain to the Fire Department Connection
 - ☐ Fire connection shall be located on the approach to the structure(s)
 - ☐ Fire connection must be located not less than 50 feet & no more than 150 feet from the structure
 - ☐ Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade
 - ☐ Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.
 - ☐ If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection
 - ☐ Must maintain a 3 foot clear space around the circumference of the connection at all times
 - ☐ Blue dot reflector must be located near fire connection, visible to approaching vehicles
- ☒ **HYDRANT** A fire hydrant is required that can deliver **1000** gallons per minute for 2 hours.
 - ☒ ****Must submit a completed Community Water System Verification Form
 - ☒ Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
 - ☒ Must be located within 8 feet of the roadway
 - ☒ Place a blue dot road reflector on roadway, just off center, on the side of the hydrant

<input checked="" type="checkbox"/>	Hydrant must be located within 250 feet of the residence.
<input checked="" type="checkbox"/>	Must maintain a 3 foot clear space around the hydrant at all times
<input type="checkbox"/>	ACCESS ROAD A 20-foot wide access road is required
<input type="checkbox"/>	All weather surface capable of supporting 20 tons
<input type="checkbox"/>	10 feet of fuel modification is required on both sides of road
<input type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input type="checkbox"/>	Where road exceeds a 12% grade, it must be a nonskid surface
<input type="checkbox"/>	If road exceeds a 16% grade, it must be certified by an engineer
<input type="checkbox"/>	Road must be named & posted using the County standard signage
<input checked="" type="checkbox"/>	DRIVEWAY must be 12 feet wide
<input checked="" type="checkbox"/>	All weather surface capable of supporting 20 tons
<input type="checkbox"/>	Where driveway exceeds a 12% grade, it must be a paved nonskid surface
<input type="checkbox"/>	If driveway exceeds a 16% grade, it must be certified by an engineer
<input type="checkbox"/>	10 feet of fuel modification is required on both sides of the driveway
<input checked="" type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input type="checkbox"/>	Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
<input type="checkbox"/>	Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (Exception: 16' wide driveways)
<input type="checkbox"/>	BRIDGE is required to support a fire engine load weight of 20 tons
<input type="checkbox"/>	Bridge must have a sign indicating load & vertical clearance limits at entrances
<input type="checkbox"/>	One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
<input checked="" type="checkbox"/>	GATE entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
<input checked="" type="checkbox"/>	Center line of lane turning radius must be at least 25 feet
<input checked="" type="checkbox"/>	Electric gates shall be maintained <u>operational at all times</u> and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
<input type="checkbox"/>	100' FLAMMABLE VEGETATION MANAGEMENT around structures required.
<input checked="" type="checkbox"/>	Maintain a fire clearance of 30 feet around all buildings & structures
<input type="checkbox"/>	Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
<input checked="" type="checkbox"/>	Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
<input type="checkbox"/>	LPG TANKS Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container
<input type="checkbox"/>	Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
<input checked="" type="checkbox"/>	IGNITION RESISTANT CONSTRUCTION REQUIREMENTS This project must meet all requirements of Chapter 7A of the 2013 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.
<input checked="" type="checkbox"/>	A Class A non-combustible roof is required that meets all requirements of Chapter 7A of the 2013 California Building Code.
<input type="checkbox"/>	ADDRESS Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.
<input checked="" type="checkbox"/>	Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance and directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!
<input checked="" type="checkbox"/>	Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
<input checked="" type="checkbox"/>	SMOKE & CARBON MONOXIDE DETECTOR Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
Comments: Mitigation measures required for ALL proposed structures - Residential fire sprinklers, Class A type roofing material (covering) and a non-combustible siding material.	
A valid "Will Serve" letter must be provided to CAL FIRE/County Fire prior to project completion.	

Please note: Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit; it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.

Clinton I. Bullard
Fire Inspector



ATTACHMENT 04
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS
Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229 email address: pwd@co.slo.ca.us



Date: November 15, 2015

To: Brandi Cummings, Project Planner

From: Tim Tomlinson, Development Services

Subject: **Public Works Comments on DRC2015-00055, Thurston MUP, Cabrillo Ln., San Luis Obspo, APN 044-444-004**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. In accordance with the Land Use Ordinance, as the project is located in a Storm Water Management (MS4) Area, it is considered a regulated project and required to submit a Storm Water Control Plan Application and Coversheet.

Public Works Comments:

- A. The project meets the applicability criteria for Storm Water Management. Therefore, the project is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at:
<http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new Stormwater/PCR+Handbook+1.1.pdf>

- B. The project will require an Encroachment Permit for the addition of a new driveway approach.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit fees and plans to the Department of Public Works to secure an Encroachment Permit to construct the project access driveway in accordance with County Public Improvement Standards.

Storm Water Control Plan

2. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
3. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
4. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.